

Zoning & Subdivision Report

Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

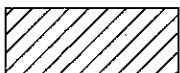
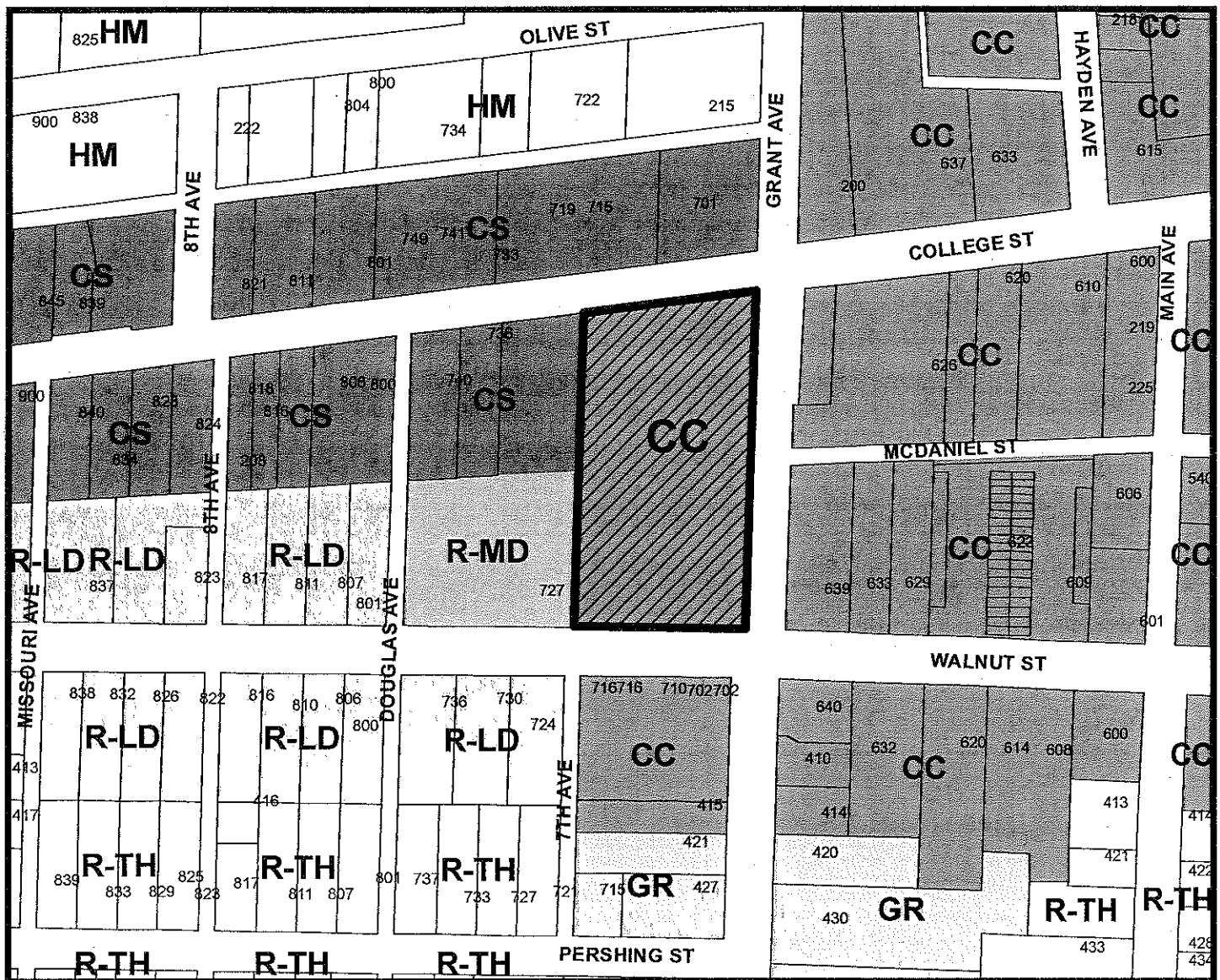
UP Number 388

Location: 736 West College and 727 West Walnut

Current Zoning: Center City, Commercial Services and R-MD

Proposed Zoning: Conditional Use Permit for Brewery,
Liquor Manufacturing in a CC district

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

Affected Agency Notified: Yes
Emergency Required: No
Budget Adjust. Required: No
Board Rec. Required: Yes
Public Hearing: May 17, 2010
Sponsor: Compton
Date: April 12, 2010

EXPLANATION TO COUNCIL BILL NO. 2010 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to approve a use permit to allow a brewery, winery and distillery (liquor manufacturing <22% alcohol) at the property located at 727 West Walnut Street in a Center City District (Staff recommends approval subject to conditions).

USE PERMIT NUMBER 388

BACKGROUND INFORMATION:

No conditional use permit shall be valid for a period longer than eighteen (18) months from the date on which the City Council grants the conditional use permit, unless within such eighteen (18) months period:

- A. A building permit is obtained and the erection or alteration of a structure is started; or
- B. An occupancy permit is obtained and the conditional use commenced.

The City Council may grant one (1) additional extension not exceeding eighteen (18) months, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on April 29, 2010 and recommended __, by a vote of __ to __, of the proposed conditional use permit on the tract of land described on the attached sheet and if approved, the regulations and standards on the attached Exhibit C shall govern and control the use and development of the land in Use Permit No. 388 in a manner consistent with Attachment 3 (see the attached Record of Proceedings).

The Planning and Development staff recommends **approval** of the proposed use permit (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The application meets the approval standards for conditional use permits.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None

Submitted by:

Approved by:

Planning and Development

City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Conditions of Use Permit No. 388

Exhibit D, Location Map

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Standards for Conditional Use Permit

Attachment 3, Site Plan

Attachment 4, Neighborhood Meeting Summary

EXHIBIT A
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 388

All of Lots 1 through 4 of John M. Woods Addition to the City of Springfield, Greene County, Missouri, as recorded in Plat Book "B", Page 90 in the Greene County Recorder's Office, less and except any part taken or used for road rights-of-way and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 3 of said John M. Woods Addition; thence, North 01°38'26" East, along the West line of Lots 3 and 2 of said Addition, a distance of 382.22 feet to the South right-of-way line of College Street as it now exists; thence along and with said South right-of-way line, North 83°03'00" East, a distance of 199.00 feet; thence South 48°24'58" East, a distance of 13.07 feet to the West right-of-way line of Grant Avenue as it now exists; thence, along and with said West right-of-way line, the following three (3) courses and distances: South 01°20'41" West, a distance of 353.40 feet; thence, South 07°09'59" West, a distance of 44.60 feet; thence South 43°19'23" West, a distance of 4.30 feet to the North right-of-way line of Walnut Street as it now exists; thence, along and with said North right-of-way line, North 88°52'19" West, a distance of 59.93 feet; thence, along and with said North right-of-way line, North 89°10'25" West, a distance of 141.55 to the Southwest corner of Lot 3 and the POINT OF BEGINNING, containing 1.89 acres, more or less, and being subject to easements and rights-of-way, if any. All in the city of Springfield, Greene County, Missouri

EXHIBIT B
RECORD OF PROCEEDINGS
CONDITIONAL USE PERMIT 388

(The Record of Proceedings will be prepared for the City Council meeting)

EXHIBIT C
REQUIREMENTS OF USE PERMIT
CONDITIONAL USE PERMIT 388

1. The property in question shall be used as a brewery, winery and distillery (liquor manufacturing <22% alcohol).
2. A 15 foot by 15 foot right-of-way triangle is required at the intersections of College Street and Walnut Street with Grant Avenue.
3. The location of the structures, open space, parking and drives shall be in substantial conformance with Attachment 3.
4. All other standards of the Zoning Ordinance, and other applicable ordinances, shall be adhered to.

ATTACHMENT 1
BACKGROUND REPORT
CONDITIONAL USE PERMIT 388

DATE: April 12, 2010

LOCATION: 727 West Walnut Street

APPLICANT: Ozark Mountain Brewery LLC, Jeff Schrag

TRACT SIZE: Approximately 1.89 acres, more or less

EXISTING USE: Vacant bakery /manufacturing building

PROPOSED USE: Brewery, winery and distillery (liquor manufacturing <22% alcohol)

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	Commercial Services (CS)	Buds Tire and Wheel, businesses, vacant buildings
East	Center City	Businesses and apartments
South	Center City/RLD	Apartments and homes
West	CS and R-MD	Vacant property, apartments and homes

ZONING ORDINANCE REQUIREMENTS:

The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Attachment 2.

No conditional use permit shall be valid for a period longer than eighteen (18) months from the date City Council grants the conditional use permit, unless within this eighteen (18) months:

- a. A building permit is obtained and the erection or alteration of a structure is started; or
- b. An occupancy permit is obtained and the conditional use is begun.

STORMWATER COMMENTS:

1. Must meet detention requirements if impervious area is being added.
2. Must obtain land disturbance permit if over 1 acre is disturbed.
3. Must maintain current flow patterns.

SANITARY SERVICE COMMENTS:

No problems regarding sanitary sewer. Public sewer and lateral are currently available for this tract.

BUILDING DEVELOPMENT SERVICES COMMENTS:

BDS issues will be resolved when construction documents are approved for building permits.

TRAFFIC ENGINEERING COMMENTS:

1. Traffic Engineering has met with the applicant regarding how large trucks are to be brought in to the site from Grant Avenue.
2. A 15 foot by 15 foot right-of-way triangles is required at the intersections of College Street and Walnut Street with Grant Avenue.

FIRE DEPARTEMNT COMMENTS:

Make certain appropriate NFPA 704 hazard placards are placed at each entrance door and storage/use areas within the structure.

ADJACENT PROPERTY OWNER COMMENTS:

1. Thirty (30) property owners are within 185 feet of the subject property and were notified of this request.
2. The applicant held two neighborhood meeting one on September 17, 2009 and another on April 5, 2010, in conformance with City Council's policy. A summary of theses meeting is attached (Attachment 4).

STAFF COMMENTS:

1. This property has three different zoning districts. This request for a conditional use is only for the Center City zoning district (CC).

2. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits, outlined in Section 3-3310 of the Zoning Ordinance. The applicant's proposal involves placing a brewery, winery and distillery (liquor manufacturing <22% alcohol) in an existing vacant manufacturing building zoned Center City (CC).

FINDINGS FOR STAFF RECOMMENDATION:

1. The application meets the approval standards for conditional use permits.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Senior Planner

ATTACHMENT 2
STANDARDS OF CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 388

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following:

1. The proposed conditional use will be consistent with the adopted policies in the *Springfield Comprehensive Plan*;
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
11. The proposed conditional use will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and

- b. The nature and extent of landscaping and screening on the site;
- 12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
- 13. The proposed conditional use will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;
- 14. The proposed conditional use otherwise complies with all applicable regulations of this Article, including lot size requirements, bulk regulations, use limitations and performance standards;
- 15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
- 16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600, and 6-1300 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;
- 17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;
- 18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;
- 19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
- 20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield; and
- 21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

STANDARDS FOR ALL CONDITIONAL USE PERMITS

3-3310 **Standards.** An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:

With respect to all proposed conditional uses, to the extent applicable:

1. The proposed conditional use will be consistent with the adopted policies in the *Springfield Comprehensive Plan*;

While this site does not fall in the greater downtown district. It is directly adjacent, proposed use does meet Springfield compressive plan by adding back in a quality viable business to a large and very specialized facility.

2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

No in fact the safety will improve with the reduction in size and quantity of delivery vehicles, and the re-direction of the unloading and loading docks.

3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;

Existing facility is equipped through out with a fire sprinkler system. Also, current water usage at the bakery is 280,000 gallons per month with an expected water usage for the brewery being closer to 80,000 gallons per month, so no greater impact on the water existing water service than it's current bakery configuration.

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;

The brewery will not increase the hazard to adjacent property from flood or water damage. Water will be drained to the existing system on-site. No additional run-off requirements will be required.

5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;

The brewery will not result any and additional noise or sound level increases over the existing bakery use.

6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extend such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;

The brewery will not result any changes to the glare of vehicular and stationary lights over the existing bakery use.

7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site;

Will be in accordance with the City of Springfield signage statues

8. Such signs will not have an adverse effect on any adjacent properties;

The brewery will not result in any adverse effect to adjacent properties; with any additional or revised existing sign locations meeting the City of Springfield signage statues.

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;

The street right-of-way and pavement width in the vicinity will be adequate for traffic reasonably expected to be generated by the brewery. Traffic from the facility will be greatly reduces over that generated by the bakery.

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare;

Public health, safety and general welfare will be improved with the reduction of truck traffic and the angling of the docks. The character and enjoyment of adjacent surrounding properties will remain unchanged from the current conditions.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

- a. The location, nature and height of buildings, structures, walls and fences on the site; and

The location, nature and height of buildings, structures, walls and fences on the site will remain unchanged.

- b. The nature and extent of landscaping and screening on the site;

The nature and extent of landscaping and screening on the site will remain unchanged or improved as site improvements are done in the future.

12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;

The enjoyment and function of all significant natural topographic or physical features of the site will remain unchanged.

13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;

Natural, scenic or historic features of significant importance will remain unchanged.

14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;

The proposed brewery would be in an existing building on an established lot.

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;

The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public by reusing a very specialized facility that is currently vacant and putting it back into productive use.

16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600 and 6-1300 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

Off-street parking and loading areas will remain unchanged from their existing configuration.

17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;

Access roads, entrance and exit drives will remain unchanged.

18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

Easements, roadways, rail lines, utilities and public or private rights-of-ways will remain unchanged with the proposed brewery.

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield; and

The building improvements will be designed per the relevant codes as adopted by the City of Springfield.

21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

The proposed brewery site is serviced by all of these public facilities and services and the agencies responsible for establishment will provide adequately for such services.

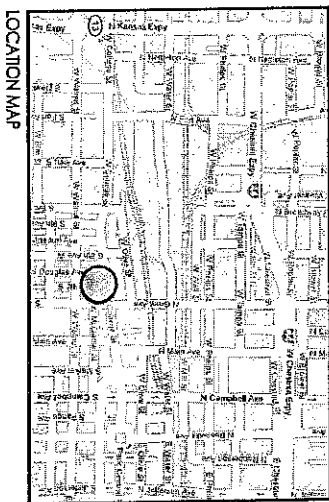
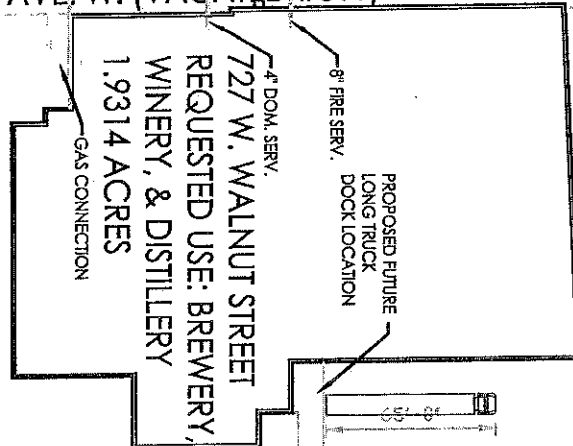
With respect to conditional use permit applications for the uses listed below, the proposed conditional use will, in addition, comply with additional specific requirements (request the appropriate attachment from staff):

1. Telecommunications Towers Exceeding One-Hundred Feet in Height (Attachment B).
2. Bed and Breakfasts (Attachment C).
3. Jails, Prisons and Detention Facilities (Attachment D).
4. Adaptive Use of Non-Residential Structures in Residential Districts (Attachment E).
5. Emergency and Transitional Service Shelters and Soup Kitchens (Attachment F).
6. Community Corrections Facilities (Attachment G).
7. Walnut Street Urban Conservation District - West (Attachment H).
8. Rountree Urban Conservation District - Area A (Attachment I).
9. Rountree Urban Conservation District - Areas B, D and E (Attachment J).

Attachment

S. DOUGLAS AVE.

S. 7TH AVE. W. (VACATED #611)



USE PERMIT SKETCH PLAN
ACRES PROVIDED BY GREENE COUNTY
ASSASSORS OFFICE

W. MCDANIEL STREET

W. WALNUT STREET

W. COLLEGE STREET

USE PERMIT SKETCH PLAN

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Attachment 4

DEVELOPER/NEIGHBORHOOD MEETING

Monday, April 5, 2010

4 P.M. to 6:30 P.M.

The Daily Events at 310 West Walnut Street

**RE: Conditional Use Permit at 727 W. Walnut Street, Springfield
for the manufacture, packaging, warehousing and sale of alcoholic beverages
in the former Interstate Brands Bakery**

I am applying to the City of Springfield for a Conditional Use Permit for the former Interstate Brands Bakery building at Walnut, Grant and College. This is the second time I have mailed a letter and conducted a neighborhood meeting. The first meeting was held on September, 17, 2009. My plans are essentially the same as they were then, however, I wanted to make contact with the neighbors again to let them know that the stalled project is now back on track.

As the tract is currently zoned, a Use Permit must be obtained for manufacturing: specifically the manufacture, packaging, warehousing and sale of alcoholic beverages, primarily for consumption off-site but with an on-site retail package operation. No change in zoning is requested or anticipated.

The current land owner, Interstate Brands bakery, tore down the bread outlet after a fire several months ago.

I intend changes to the structure to make the facility conducive to the manufacture of alcoholic beverages. I plan to obtain a Liquor Manufacturer's License from the State of Missouri. I also plan to obtain a Retail Liquor by the Drink License from the City of Springfield which will allow package sales. For this Belgian inspired micro-brewery, marketing will focus on a fusion of Old World traditions and New World inspirations. There will be a small tasting room in the facility.

My five business goals are: brew great ales and lagers; provide good jobs; be a good corporate citizen and a positive asset to the community; practice and promote green energy generation and conservation; partner with suppliers to source products and ingredients locally, whenever possible.

Future offerings may include hard cider (which is often considered a type of wine), and small batch distilled mash or fruit (which is often considered a type of liquor).

Enclosed is a map of the site.

If you are unable to attend the meeting and wish to visit directly with me, please call (417) 866-1401.

Currently, the Use Permit is scheduled for a hearing before the Springfield Planning and Zoning Commission on April 29, 2010 in the City Council Chambers on the third floor of the Historic City Hall at 6:30 pm. The Planning and Zoning office can be reached at 864-1611.

Thank you for your time and attention.



Jeff Schrag

727 West Walnut Street, Conditional Use Permit Application No. 388

Second Neighborhood meeting, Monday, April 5, 2010 4 pm to 6:30 pm

Calls prior to meeting:

A) Wayne Rader

Rader questions/comments:

1) Called on March 31, 2010. He owns more than one property in the neighborhood, he want this project to proceed, he cannot attend the P&Z meeting on April 29 and wants to express his support for project. He is considering writing a letter of support.

Jeff Schrag answers:

1) Schrag contacted the city to get case number and name of contact in P&Z office. Schrag called him back on 4/6/2010, left message for Rader and left him this information.

B) Jack Pugh

Pugh questions/comments:

1) Called April 5, 2010 to ask if there is any opposition to the Conditional Use Permit.

2) He still supports the project.

Jeff Schrag answers:

1) None have been expressed to me

Comments at meeting:

No one attended the Second Neighborhood Meeting.

West Central Neighborhood Alliance

General Boundaries:

Chestnut Expressway on north; South Avenue on east; Catalpa Street on south; and Kansas Expressway on west.

City Council Zones: 1 & 3

Shirley Robbins, President 417-862-2806
1114 West Walnut
Springfield, MO 65806

John Ehlers, Vice President 417-869-6212
703 South Douglas
Springfield, MO 65806

Deanna Carroll, Secretary 417-869-1992
1021 West Monroe Terrace
Springfield, MO 65806

Bob Grand, Treasurer 417-864-7924
721 South Missouri
Springfield, MO 65806

Meeting Date: Monthly, Third Tuesday

Newsletter: West Central News

Notes:

DEVELOPER/NEIGHBORHOOD MEETING

Thursday, September 17, 2009

4 P.M. to 6:30 P.M.

The Daily Events at 310 West Walnut Street

Across Walnut from Ziggy's, Just East of Flame Steakhouse

**RE: Conditional Use Permit at Walnut, Grant & College
for the manufacture, packaging and warehousing of alcoholic beverages
in the Former Interstate Brands Bakery**

Jeff Schrag has applied to the City of Springfield for a Conditional Use Permit for three tracts of land bounded by Walnut Street, Grant Avenue, College Street and Douglas Avenue. The tracts are contiguous and zoned differently: the Eastern tract is zoned Center City, the Southwestern tract is zoned Multi-Family, medium density and the Northwestern tract is zoned Commercial Service.

As these tracts are currently zoned, a Use Permit must be obtained for manufacturing: specifically the manufacture, packaging and warehousing of alcoholic beverages, primarily for consumption off-site. No change in zoning is requested or anticipated.

IBC used the facility for baking until May 2009.

Schrag intends no major changes to the site or to the structure except a few adjustments to make the facility conducive to the manufacture of alcoholic beverages. For this Belgian inspired micro-brewery, marketing will focus on a fusion of Old World traditions and New World inspirations.

The five business goals are: Brew great ales and lagers; Provide good jobs; Be a good corporate citizen and a positive asset to the community; Practice and promote green energy generation and conservation; Partner with suppliers to source products and ingredients as locally as possible.

Future offerings may include hard cider (which is often considered a wine) and small batch, distilled mash or fruit (which is often considered a liquor).

Truck traffic to and from the site will be greatly reduced and the facility is not projected to run more than one shift per day for many years. Traffic will increase as the business grows but the fundamentals of bread and beer are different and it would take many years of double digit growth for it to match the traffic generated by the bakery in 2009.

Enclosed is a map of the site.

If you are unable to attend the meeting and wish to visit directly with Jeff Schrag, he can be reached at (417) 866-1401.

Currently, the Use Permit is scheduled for a hearing before the Springfield Planning and Zoning Commission on October 8, 2009 in the City Council Chambers on the third floor of the Historic City Hall. Call the Planning and Zoning office at 864-1611 for meeting time.

Thank you for your time and attention.



Jeff Schrag

SIGN IN SHEET

NAME

ADDRESS

David E. Rhodes

620 S. New Ave.

Jack Pugh

865-8842

730 W. Walnut

Melanie Grand

864-7924

721 S. Missouri

Bob Grand

864-7924

Neighborhood meeting, Thursday, September 17, 2009 4 pm to 6:30 pm

Calls prior to meeting:

A) Veda Carnahan

Carnahan questions:

- 1) Would it affect her home? She has lived there for 30 years and does not want to move.
- 2) Would bread store close?

Jeff Schrag answers:

- 1) Would not affect her home.
- 2) If IBC wants to rent bread store, then Schrag would work to make a lease possible.

B) Jack Pugh

Called to express his support for the project.

- 1) He hopes that the brewery would have a tasting room: will it?
- 2) He hopes that multi-family can be built along Walnut Street: will it?

Jeff Schrag answers:

- 1) Yes
- 2) Schrag explained that he hopes to re-zone to Center City.

Comments at meeting:

A) Jack Pugh

- 1) What is long term plan for Multi-Family lot?
- 2) Is fine with Commercial Service being rezoned to Center City?
- 3) What will building look like?
- 4) While he is fine to eventually see brewery expansion, he is concerned that Schrag's plans may change and if re-zoned now, and sold off later, he could be faced with retail or parking or other use. He hopes to see townhouses or lofts on Multi-Family lot.
- 5) When will tasting room be open?

Jeff Schrag answers:

- 1) Long term plan for Multi-Family lot is to switch to Center City with Conditional Overlay District.
- 2) Great, that fits our plan.
- 3) No changes planned for outside except for truck access.
- 4) Schrag said he will consider this concern and communicate prior to filing formal application.
- 5) In the future.

B) David Rhodes

- 1) Will there be a smell associated?

Jeff Schrag answers:

- 1) Shouldn't be more than the bakery.

C) Melanie and Bob Grand

Note: We had a pleasant, rambling conversation about Route 66 branding, working with MSU, beer in cans vs bottles

- 1) What have other people said?
- 2) What is your timeline?

Jeff Schrag answers:

- 1) Only support, except Jack Pugh who supports project but seeks to keep Multi-Family lot zoning from changing.
- 2) Brewing, maybe not selling, by end of 2010.